EGRESS ESCAPE WINDOWS INFORMATION

Basement bedroom/ sleeping room requirements
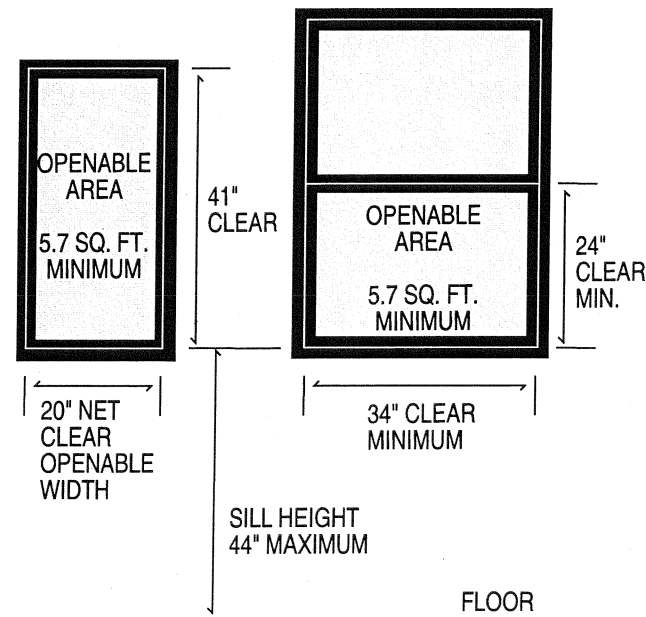### Section R310

All sleeping rooms shall have at least one egress window *(see illustration)* meeting all these requirements:

- Sill height not more than 44 inches above floor.
- Openable area not less than 5.7 square feet* (820 square inches.)
- Opening height not less than 24 inches.
- Opening width not less than 20 inches.

* Exception: Grade floor opening shall have a minimum net clear opening of 5.0 square feet.

Minimum size for rescue/escape windows from sleeping rooms

* Emergency escape windows shall be operational from the inside of the room without the use of keys or tools.

Emergency escapes- window wells below grade
Section R310.2

The clear horizontal dimensions shall allow the window to be fully opened and provide a minimum accessible net clear opening of 9 square feet with minimum dimensions of 36 inches.
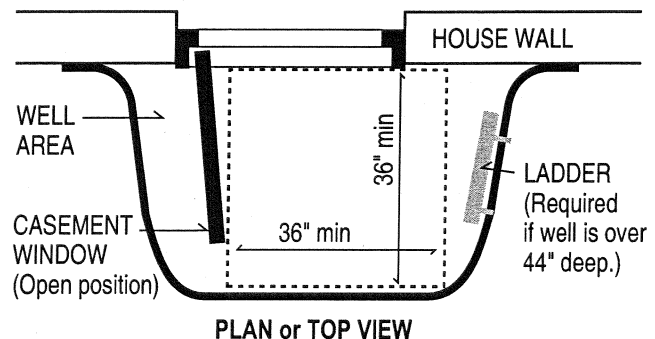
Window wells with a vertical depth of more than 44 inches shall be equipped with an approved permanently affixed ladder or stairs that are accessible with the window in the fully open position. The ladder or stairs shall not encroach into the required dimensions of the window well by more than six inches. Ladders or rungs shall have an inside dimension of at least 12 inches. They must project at least 3 inches from the wall and be spaced not more than 18 inches o.c. vertically for the full height of the window well.

State amendment:

* A minimum height clearance of 48 inches shall be maintained above the exterior grade. (Example: a deck above the escape window.)

Minimum access WITH WINDOW FULLY OPEN:
36 inches measured horizontally from the foundation wall to the well and from the window surface to the well. *Note: 3 foot by 3 foot wells will NOT provide the required access for casement windows.*

PLAN or TOP VIEW

Note: Centering a window well at the window might not give you the **required** minimum 36 inches. **Measure carefully!**